

Pointe Flamingo

4000 SOUTH EASTERN AVENUE, SUITE 310
LAS VEGAS, NV 89119

Approx 2,750 RSF



Office Specifications

- Approx. 2,750 RSF.
- Class A Office Building.
- Third Floor location with a view.
- Formerly ten offices, reception, two break rooms, open areas for cubicles. Landlord will add offices/improvements for your needs.
- Floor-to-ceiling windows throughout space.
- Full service lease includes HVAC during normal business hours and five nights janitorial service.
- C-2 Zoning / Flexible Landlord.
- On-site property management, leasing, and security.

Mary Rossetti

702.547.1115

Ext. 1003

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Commercial Property Advisors, LLC

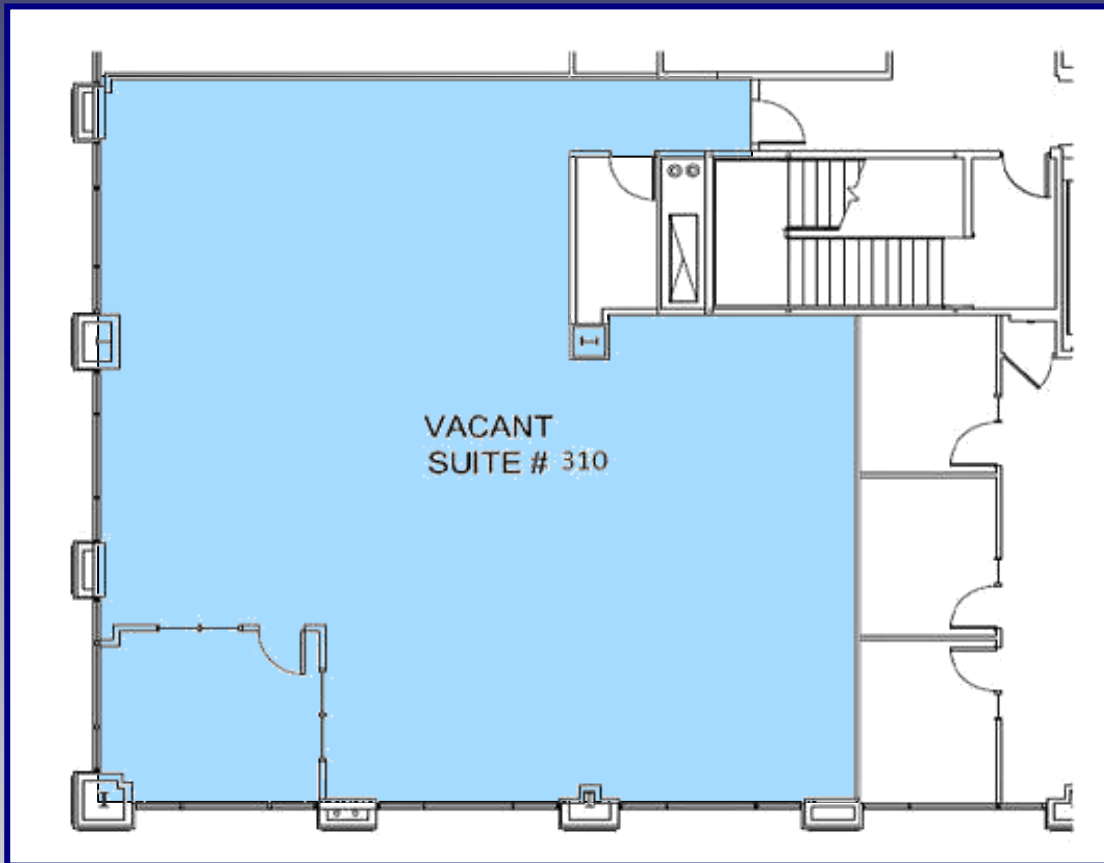
8965 S. Eastern Avenue, Suite 360

Las Vegas, NV 89123

www.cpadvisorslv.com

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Traffic Counts: 83,000 cars per day



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